



Bridge Housing Needs Survey

July 2017

Tessa O'Sullivan
Rural Housing Enabler

Action with Communities in Rural Kent

| Contents | Page |
|---|-------------|
| 1. Executive Summary | 3 |
| 2. Introduction | 4 |
| 3. Background Information | 4 |
| 4. Method | 5 |
| 5. Results | 6 |
| 6. Local Housing Costs | 18 |
| 7. Assessment of Housing Need | 21 |
| 7.1 Assessment of need for affordable housing | 21 |
| 7.2 Assessment of the need for housing for older households | 29 |
| 8. Summary of Findings | 37 |
| 8.1 Summary of findings for affordable housing | 37 |
| 8.2 Summary of findings for housing for older households | 38 |
| 9. Appendix B1 – Question 8 comments | 39 |
| 10. Appendix B2 – Question 22 comments | 45 |
| 11. Appendix B3 - Letter to residents and housing need survey | 46 |

1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Bridge and the need for alternative housing for older households of any tenure, who may want to downsize/move to more suitable housing for their needs. This report provides overall information as well as analysis of housing need.

A survey was hand delivered to every household within the parish in June 2017. Approximately 686 surveys were distributed with 224 surveys being returned, representing a 33% response rate.

Analysis of the returned survey forms identified that 89% of respondents are owner occupiers. 64% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest 2 bed house for sale in the parish was £240,000; to afford to buy this home a deposit of approximately £36,000 would be required and an income of £58,256. To afford to rent privately an income of approximately £36,000 would be required to afford the cheapest property found to rent in the parish which was a 2 bed house for £900 pcm. This house was a let agreed property; no properties were found that were available to rent in Bridge at the time of writing the report.

A need for 6 affordable homes, for the following local households was identified:

- 3 single people
- 2 couples
- 1 family
- 5 households currently live in Bridge and 1 lives outside but has local connections to the village

The survey also identified a requirement for 10 homes for the following older households:

- 7 single people
- 3 couples
- The 10 households all currently live in Bridge
- 5 of the older households need affordable housing. These affordable homes are required in addition to the 6 affordable homes identified above.

Overall the survey has identified a total need for 11 affordable homes; 5 of which are for older households. In addition there is a requirement for 5 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

2. INTRODUCTION TO THE BRIDGE HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Bridge Parish Council to undertake a housing needs survey within the parish. The aim of the survey was to identify the needs for affordable housing in the village and the needs of older households of all tenures.

The aim of this survey is to identify in general terms if there is a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home.

3. BACKGROUND INFORMATION

In a report published in December 2014, the Rural Housing Alliance has stated that 'For many rural households, finding somewhere affordable in their local community remains a barrier, with homes costing over eight times the average salary in 90% of rural local authority areas. This is an affordability gap which, in many areas, is even more extreme given low paid rural employment.'¹

Small developments of local needs housing schemes can provide affordable housing for local people, thereby enabling them to stay in their community and contribute to village life. This can make a real difference to the vitality of village services.

In 2007 Matthew Taylor, then MP for Truro and St Austell, was asked by the then Prime Minister to conduct a review on how land use and planning can better support rural business and deliver affordable housing. Many rural communities are faced by a combination of higher than average house prices and lower than average local wages. This can create challenges for individual families, the local economy and the wider sustainability of the community.

On July 23rd 2008 Matthew Taylor presented his Review to the Government. The then Government issued their response to the review in March 2009 where they accepted the majority of Matthew Taylor's recommendations (Department of Communities and Local Government 2009).

The Government believe that the Community Right To Build will shift power from them to allow local people to deliver homes that are needed in their communities so that villages are vibrant places to live and younger people are not forced to move away because of a shortage of affordable homes.² The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

The Rural Housing Enabler Programme, which is delivered in Kent through Action with Communities in Rural Kent – the Rural Community Council for Kent and Medway, is supported by Local Authorities across Kent and Medway including Canterbury City Council.

Action with Communities in Rural Kent is a registered charity (No. 212796) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Kent. Since March 1998 Action with Communities in Rural Kent has employed a Rural Housing Enabler whose role is to provide independent support, advice and information to Parish Councils and community groups concerned with the lack of local needs housing in their rural communities.

¹ Affordable Rural Housing: A practical guide for parish councils. December 2014. Rural Housing Alliance

² <http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact>

The RHE will assist with carrying out a housing needs survey, analyse the results and help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme. Once a partnership has been established between the Parish Council, the chosen housing association and the local authority to develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

4. METHOD

The Rural Housing Enabler from Action with Communities in Rural Kent agreed the format of the survey and covering letter with Bridge Parish Council; a copy of the survey was hand delivered to every household in the parish in June 2017.

Surveys were returned in pre paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 14th July. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

Approximately 696 surveys were distributed with 224 returned by this date representing a return rate of 33%.

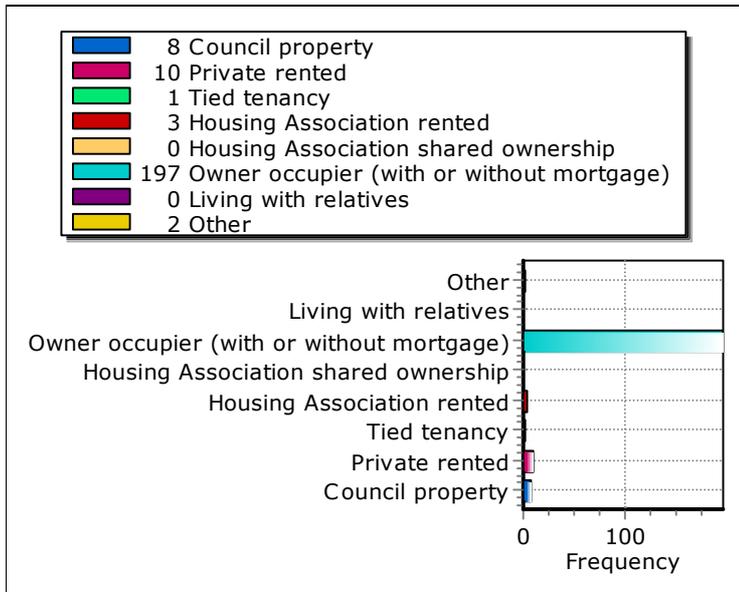
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

Listed below are the results of each question asked by the housing needs survey.

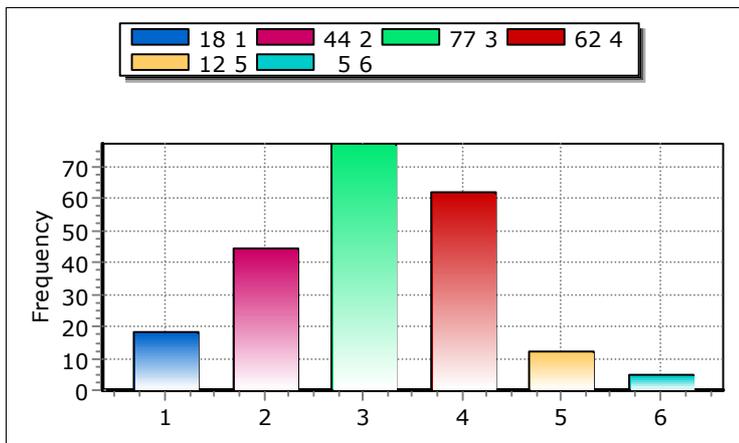
Question 1. What type of housing do you live in?



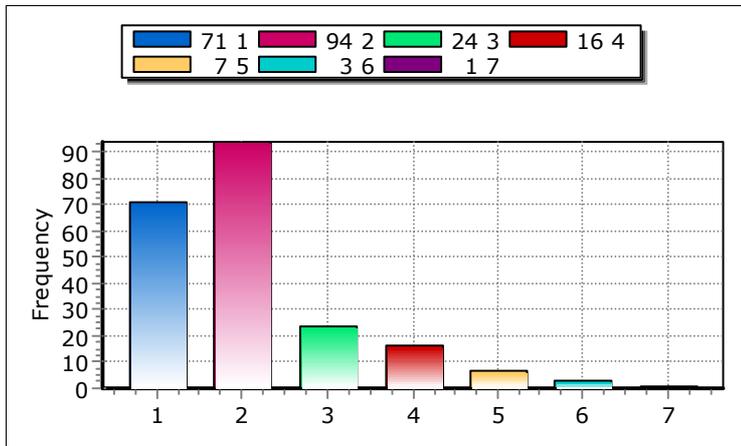
89% of respondents are owner occupiers

Question 2.

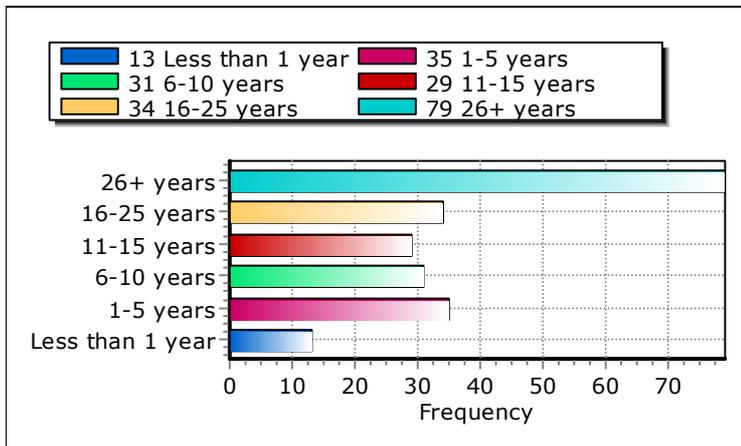
Number of bedrooms in your home?



Number of people that currently live in the property?

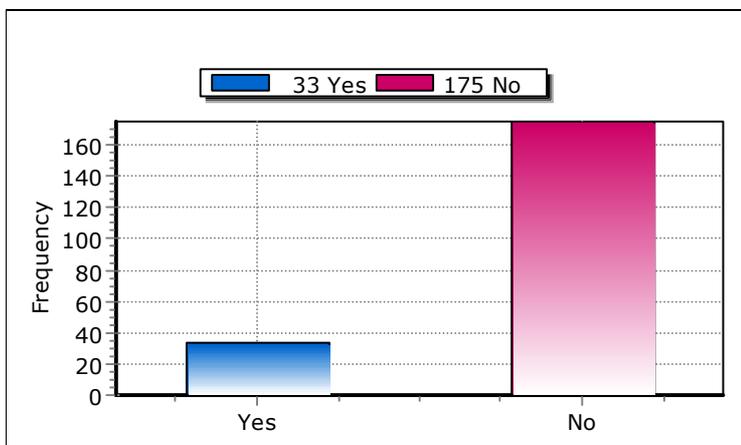


Question 3. How long have you lived in Bridge?

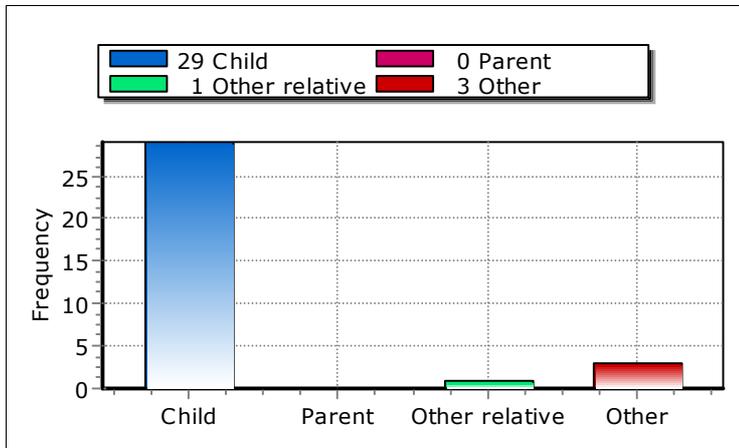


172 respondents (64%) have lived in the parish for over 10 years.

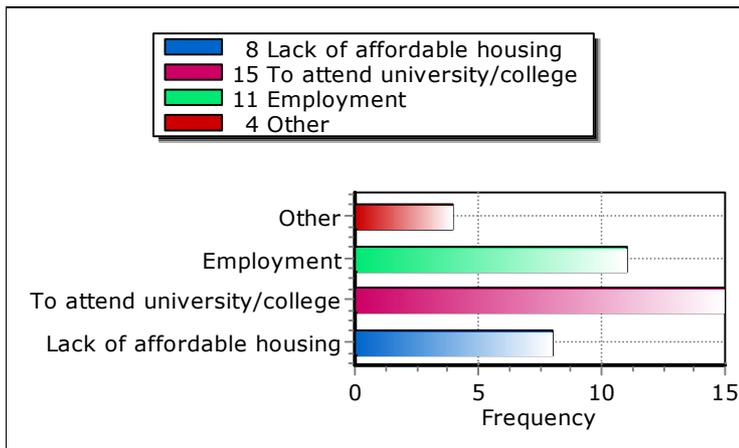
Question 4. Have any members of your family/household left the parish in the last 5 years?



Question 5. If you answered yes to question 4, please state what relationship they have to you.

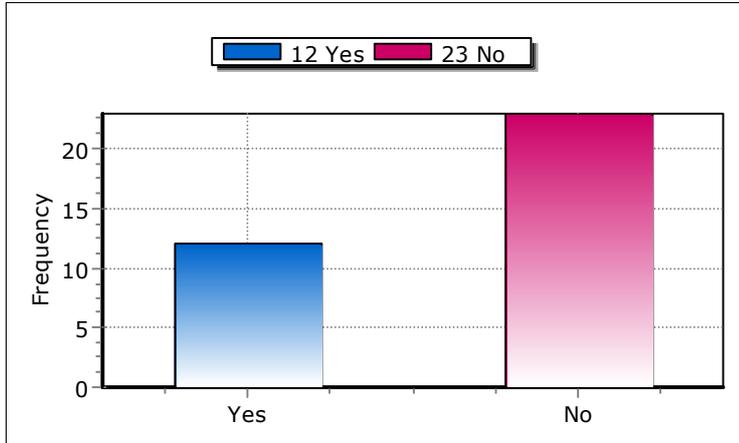


Question 6. Please indicate the reason why they left.

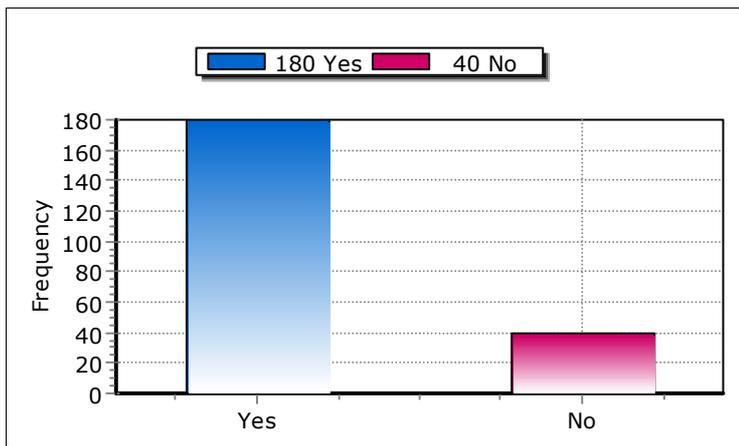


The most frequently given reason for leaving the parish was to attend university/college. Reasons given under 'Other' include moved in with partner, divorce and travelling/moved abroad.

Question 7. Would they return if more suitable accommodation were to be available?



Question 8. Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection to Bridge?

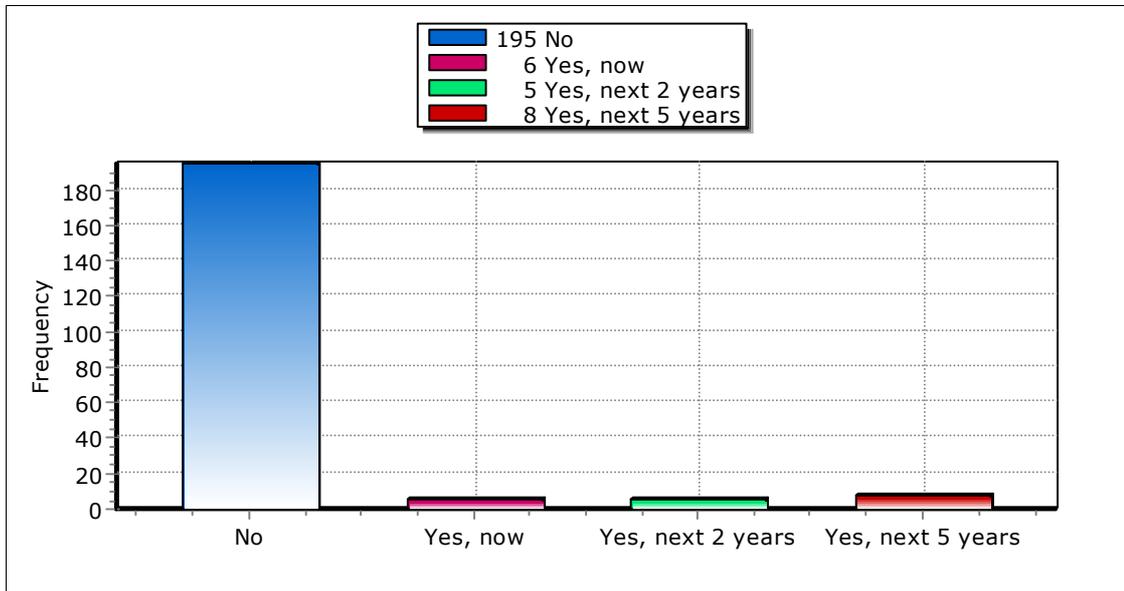


82% of respondents who answered the question (80% of all respondents) said they would support a development of affordable housing for local people.

Question 9. Please use this space if you wish to explain your answer to Q8.

There were 103 responses to this question; a full list of responses can be found in Appendix B1.

Question 10. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

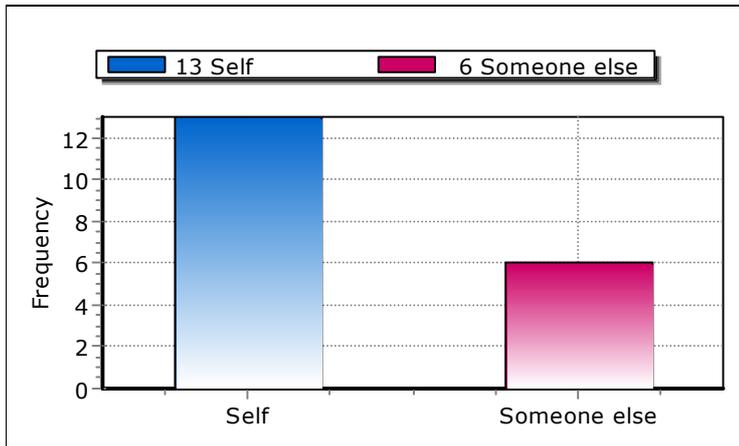


19 respondents (9%) said they need separate or alternative accommodation now or in the next 2 or 5 years.

Section 2 – Housing Needs

Only those respondents who deemed themselves in need of alternative housing were asked to complete Section 2.

Question 11. Are you completing this form for yourself or someone else?

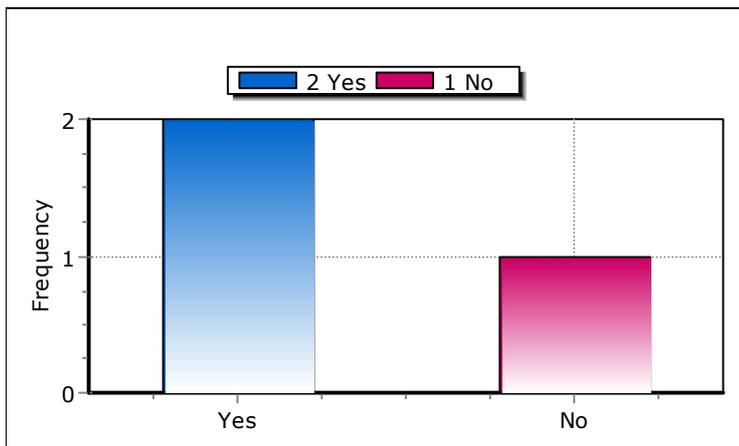


Question 12. If you are completing this form for someone else please state their relationship to you and where they currently live.

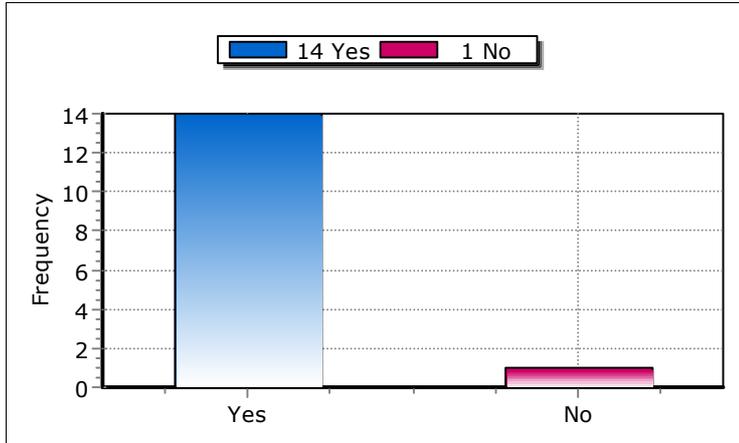
Respondents were mainly completing the form for their adult children living in the parental home

Question 13. Personal details of respondents are not included in this report.

Question 14. If you live outside the parish of Bridge do you wish to return?



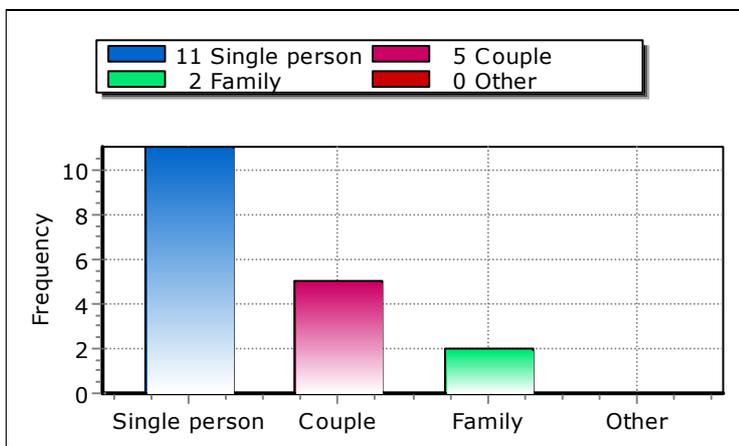
Question 15. If you live in the parish of Bridge do you wish to stay there?



Question 16. What is your connection with the parish of Bridge? Respondents were asked to indicate all connections that applied to them.

| Local connection | FREQUENCY |
|--|-----------|
| I currently live in the parish and have done so continuously for the last 5 years or more | 5 |
| I currently live in the parish and have done so for the last 10 years or previously live in the parish for at least 10 years | 11 |
| I have immediate family which has lived continuously in the parish for at least 5 years and is still living there | 4 |
| I have immediate family which has lived continuously in the parish for at least 10 years and is still living there | 6 |
| I am in permanent part time or full time employment in the parish | 0 |
| I provide an important service in the parish | 0 |
| I need to move to the parish to give or receive support to or from an immediate family member | 0 |

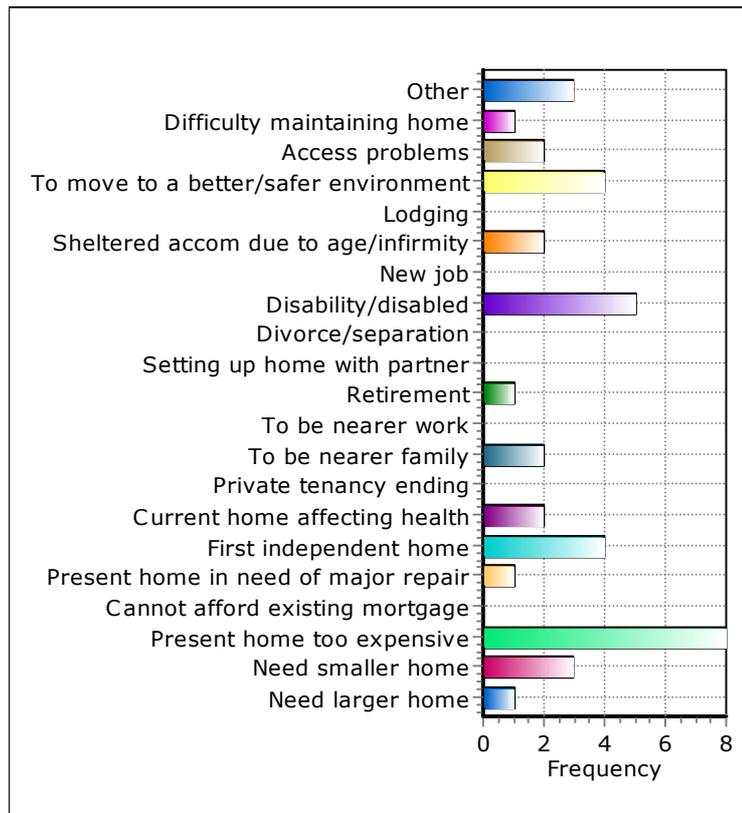
Question 17. What type of household will you be in alternative accommodation?



Question 18. How many people in each age group need alternative accommodation?

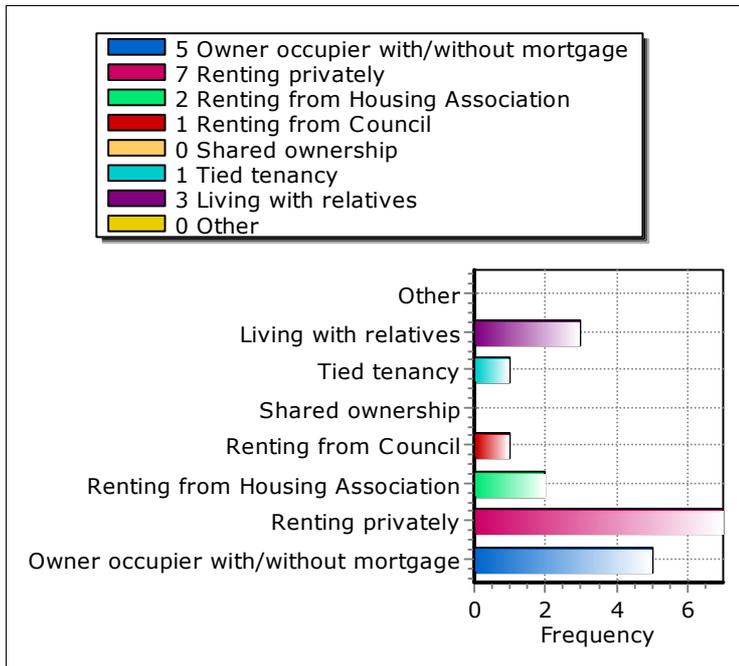
| AGE | 0 - 9 | 10 - 15 | 16 - 19 | 20 - 24 | 25 - 44 | 45 - 59 | 60 - 74 | 75+ |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Male | 1 | 0 | 0 | 2 | 1 | 3 | 1 | 1 |
| Female | 1 | 0 | 1 | 2 | 1 | 4 | 4 | 3 |
| Total | 2 | 0 | 1 | 4 | 2 | 7 | 5 | 4 |

Question 19. Why are you seeking a new home?

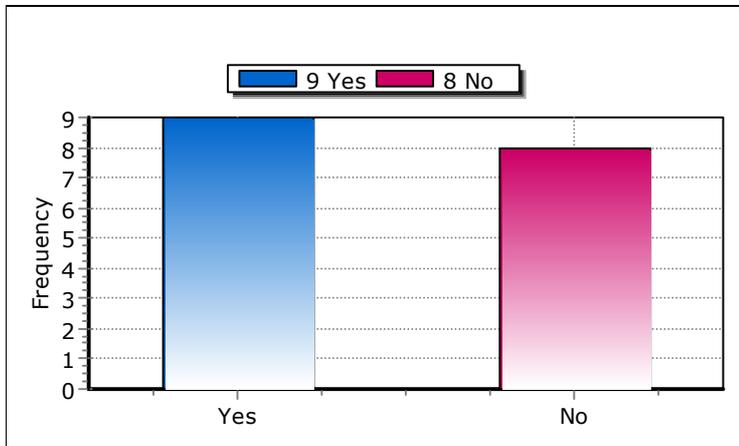


The most frequently given reason for seeking a new home was 'Present home too expensive'

Question 20. What is your current housing situation?



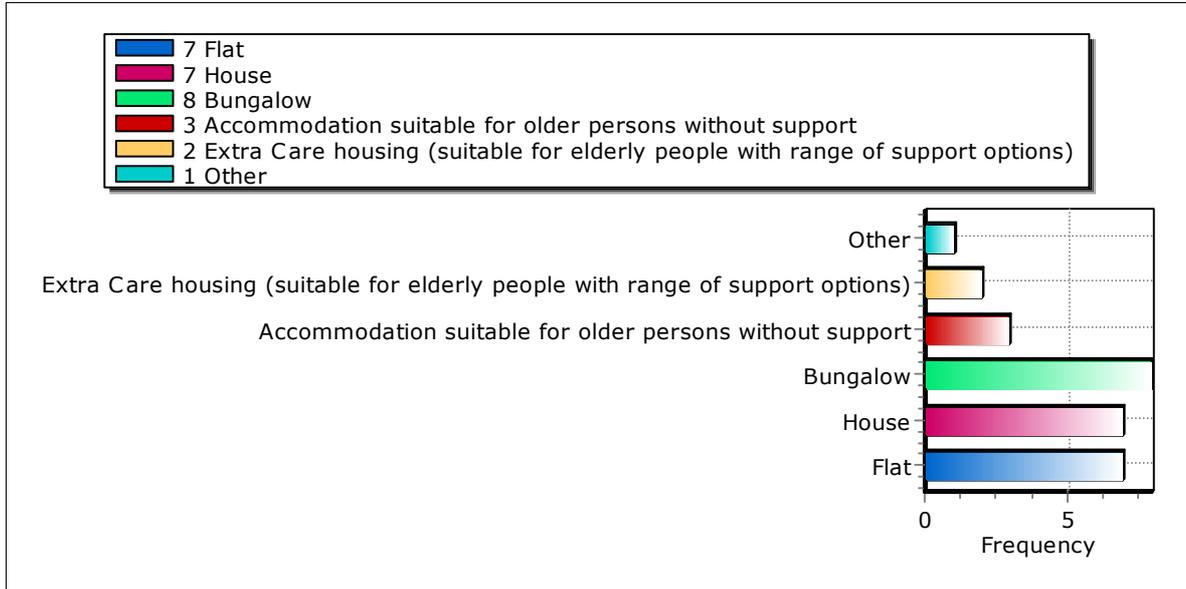
Question 21. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?



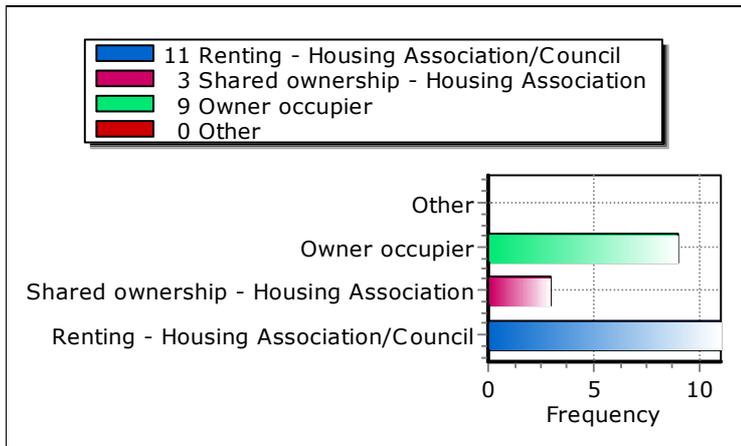
Question 22. Please tell us in your own words why you need to move and what prevents you from doing so.

There were 14 responses to this question. A full list of responses can be found in Appendix B2

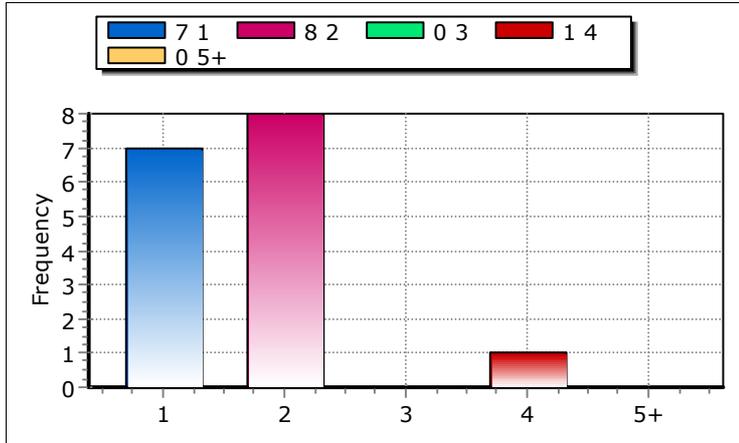
Question 23. What type of housing do you need?



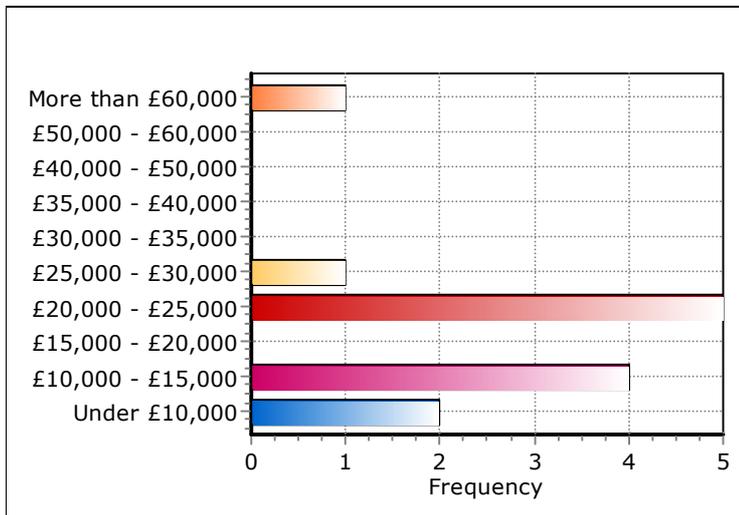
Question 24. Which tenure would best suit your housing need?



Question 25. How many bedrooms will you need?



Question 26. Please indicate the total gross annual income of the household in housing need.



Question 27. How much money would you be able to raise as a deposit towards buying your own home? The following answers were given:

- 1 x £150,000
- 1 x £200,000
- 2 x £300,000

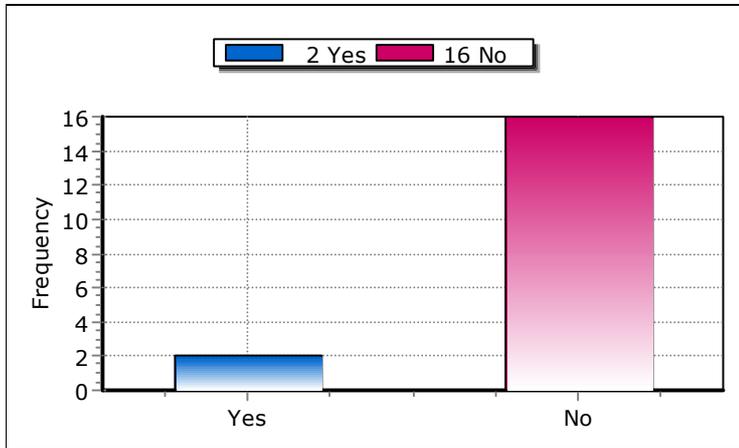
Question 28. How much money would you be able to raise as a deposit towards buying your own home?

- 1 x £2000
- 1 x £10,000
- 1 x £20,000
- 1 x £25,000
- 1 x £30,000

Question 29. Do you have any particular or specialised housing requirements? Five respondents said they had the following requirements:

- Fortunately at present, no particular need, but with a 7 year age difference between us it would mean either one or the elder will have a special need in the foreseeable future of the coming 5 years
- Need wet room and shower, wheel chair access, ramps and hand rails, allow dogs, car parking, small garden
- I need one with no stairs and a downstairs toilet
- Have arthritis, insipient Parkinson's and am on hemodialysis
- I have no special needs at present and obviously no need to move at present. I would like to stay in Bridge. I anticipate I may find it difficult to maintain my present house, especially the garden which I already pay for. A few purpose-built small properties would certainly fill a gap in the housing in Bridge when you are considering planning permission.

Question 30. Are you registered on Canterbury City Council's housing register?



6. LOCAL HOUSING COSTS

To fully assess local housing need it is important to look at open market prices in the private sector of houses both to rent and buy.

Property for sale

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in July 2017, found the following cheapest properties for sale in Bridge.

| Type of Property | Number of Bedrooms | Price £ |
|-------------------------|---------------------------|----------------|
| Terraced house | 2 | 240 000 |
| Terraced house | 3 | 325 000 |
| Detached house | 3 | 339 500 |
| Semi-detached bungalow | 4 | 375 000 |
| Semi-detached house | 4 | 465 000 |

Property to rent

A similar search for rental property found nothing available, so the search included let agreed properties where one was found:

| Type of Property | Number of Bedrooms | Price £pcm. |
|-------------------------|---------------------------|--------------------|
| Terraced house | 2 | 900 |

Household income required to afford current market prices

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2 year fixed standard with HSBC at 3.69% (July 2017) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

It should be noted that in the current economic climate lenders have made the borrowing criteria for potential mortgagees stricter by requiring at least a 15% deposit, making securing a mortgage difficult for some first time buyers, especially those on lower incomes. Although there are now higher LTV mortgages available, they tend to attract a higher interest rate.

| Type of Property | Price £ | Deposit (15%) | Gross Income Level | Monthly Repayment |
|-------------------------|----------------|----------------------|---------------------------|--------------------------|
| Terraced house | 240 000 | 36 000 | 58 286 | 801 |
| Terraced house | 325 000 | 48 750 | 78 929 | 1084 |
| Detached house | 339 500 | 50 925 | 82 450 | 1133 |
| Semi-detached bungalow | 375 000 | 56 250 | 91 071 | 1251 |
| Semi-detached house | 465 000 | 69 750 | 112 929 | 1551 |

To gauge the income level required to afford to rent privately the following calculations assume that 30% gross income is spent on housing. (A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 30% of gross income).

| Type of Property | Price £ pcm | Approx. Gross Annual income £ |
|-------------------------|------------------------|--|
| 2 bed house | 900 | 36 000 |

Affordable Rent

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents.

The following table shows housing benefit levels, known as Local Housing Allowance (LHA) for the CT4 (Canterbury BMRA) area. These levels have been used to estimate affordable rent charges due to a lack of information on average private rent charges in the area.

| Size of Property | Affordable Rent Levels £ |
|-------------------------|---------------------------------|
| 1 bed | 537 |
| 2 bed | 671 |
| 3 bed | 782 |
| 4 bed | 1216 |

The table below shows income needed to afford the affordable rent levels using 30% of gross income as the indicator of what is affordable.

| Property | Price £ pcm | Gross annual Income £ |
|-----------------|------------------------|----------------------------------|
| 1 bed | 537 | 21 480 |
| 2 bed | 671 | 26 840 |
| 3 bed | 782 | 31 280 |
| 4 bed | 1216 | 48 640 |

Shared ownership

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 30% share of a property with estimated values of £190,000 for a 1 bed property, £250,000 for a 2 bed property and £350,00 for a 3 bed property. These values are taken from costs found on the Help to Buy website www.helptobuy.gov.uk and www.rightmove.co.uk Affordability is calculated using the Homes and Communities Agency's target incomes calculator.

Calculations are made assuming a 10% deposit of mortgage share.

| Property price £ | Share | Deposit Required £ | Monthly mortgage £ | Monthly rent £ | Monthly Service charge | Monthly total £ | Gross Income required |
|-------------------------|--------------|---------------------------|---------------------------|-----------------------|-------------------------------|------------------------|------------------------------|
| 190 000 | 30% | 5700 | 350 | 305 | 80 | 735 | 26 496 |
| 250 000 | 30% | 7500 | 461 | 401 | 80 | 942 | 33 953 |
| 350 000 | 30% | 10 500 | 646 | 561 | 80 | 1287 | 46 381 |

7. ASSESSMENT OF HOUSING NEED

This section provides an assessment of the responses to Section 2 of the survey. It is divided into two categories; the need for affordable housing (excluding older households) and the need for alternative housing for older households of all tenures. There were a total of 19 surveys returned stating a housing need.

7.1 Assessment of the need for affordable housing (excluding older households)

This analysis is divided into categories of those who need housing now, in the next 2 years and in the next 5 years.

At this stage some respondents might be excluded if they do not want/are not eligible for affordable housing or if they do not provide sufficient information for an assessment of their eligibility to be made.

In total 9 respondents said they had a need for affordable housing in the following timescales:

- Now x 2
- In the next 2 years x 3
- In the next 5 years x 4

Assessment of the 2 households seeking housing now

The 2 households seeking housing now are:

- 1 x single person
- 1 x couple

Single people – there was 1 single person

| Age | Frequency |
|------------|------------------|
| 25-44 | 1 |

Reason for seeking new home:

| Reason | Frequency |
|---------------------------------------|------------------|
| Present home in need of major repair | 1 |
| Present home too expensive | 1 |
| Current home affecting health | 1 |
| To move to a better/safer environment | 1 |
| To be nearer family | 1 |
| Disability/disabled | 1 |
| Difficulty maintaining home | 1 |

Current housing:

| Current Housing | Frequency |
|------------------------|------------------|
| Renting privately | 1 |

Type of housing needed:

| Type of housing | Frequency |
|-----------------|-----------|
| Flat/house | 1 |

Tenure best suited:

| Tenure | Frequency |
|-----------------------------|-----------|
| Renting HA/Shared ownership | 1 |

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

| No of bedrooms | Frequency |
|----------------|-----------|
| 1 | 1 |

Household's joint gross annual income:

| Income | Frequency |
|-------------------|-----------|
| £10,000 - £15,000 | 1 |

Amount able to raise towards purchase of property: There was no response to this question

Amount available towards a deposit: The following answer was given -

- £30,000

Particular or specialised housing requirements: None

Registered on Canterbury City Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 1 |

The respondent indicated at least one of the local connection criteria; they currently live outside the parish but have immediate family living there.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

| Income | Number of respondents | Renting HA | Shared Ownership | Open market purchase | Private rent |
|-------------------|-----------------------|------------|------------------|----------------------|--------------|
| £10,000 - £15,000 | 1 | 1 with HB | 0 | 0 | 0 |

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

Couples – there was 1 couple. The table below shows the ages of all members of the household

| Age | Frequency |
|-------|-----------|
| 45-59 | 2 |

Reason for seeking new home:

| Reason | Frequency |
|----------------------------|-----------|
| Present home too expensive | 1 |
| Disability/disabled | 1 |

Current housing:

| Current Housing | Frequency |
|-------------------|-----------|
| Renting privately | 1 |

Type of housing needed:

| Type of housing | Frequency |
|-----------------|-----------|
| House/bungalow | 1 |

Tenure best suited:

| Tenure | Frequency |
|------------|-----------|
| Renting HA | 1 |

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

| No of bedrooms | Frequency |
|----------------|-----------|
| 2 | 1 |

Household's joint gross annual income:

| Income | Frequency |
|-------------------|-----------|
| £20,000 - £25,000 | 1 |

Amount able to raise towards purchase of property: There was no response to this question

Amount available towards a deposit: There was no response to this question

Particular or specialised housing requirements: None

Registered on Canterbury City Council's Housing Register:

| Housing Register | Frequency |
|-------------------------|------------------|
| No | 1 |

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

| Income | Number of respondents | Renting HA | Shared Ownership | Open market purchase | Private rent |
|-------------------|------------------------------|-------------------|-------------------------|-----------------------------|---------------------|
| £20,000 - £25,000 | 1 | 1 | 0 | 0 | 0 |

Assessment of the 3 households seeking affordable housing in the next 2 years

Two respondents were excluded from this final assessment for the following reasons:

- One respondent did not want to stay in the parish
- One respondent did not indicate sufficient information for an assessment of their need to be made

The 1 household in need of housing in the next 2 years is:

- 1 x couple

Couples – there was 1 couple. The table below shows the ages of all members of the household

| Age | Frequency |
|------------|------------------|
| 45-59 | 2 |

Reason for seeking new home:

| Reason | Frequency |
|-----------------------------|------------------|
| Other (Possible redundancy) | 1 |

Current housing:

| Current Housing | Frequency |
|------------------------|------------------|
| Tied tenancy | 1 |

Type of housing needed:

| Type of housing | Frequency |
|------------------------|------------------|
| House/bungalow | 1 |

Tenure best suited:

| Tenure | Frequency |
|---------------|------------------|
| Renting HA | 1 |

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

| No of bedrooms | Frequency |
|-----------------------|------------------|
| 1 | 1 |

Household's joint gross annual income: There was no response to this question

Amount able to raise towards purchase of property: There was no response to this question

Amount available towards a deposit: There was no response to this question

Particular or specialised housing requirements: None

Registered on Canterbury Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 1 |

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

Assessment of the 4 households seeking affordable housing in the next 5 years

1 respondent was excluded because the only tenure they wanted was open market purchase.

The 3 households in need of housing in the next 5 years are:

- 2 x single people
- 1 x family

Single people there were 2 single people

| Age | Frequency |
|-------|-----------|
| 16-19 | 1 |
| 20-24 | 1 |

Reason for seeking new home:

| Reason | Frequency |
|------------------------|-----------|
| First independent home | 2 |

Current housing:

| Current Housing | Frequency |
|-----------------------|-----------|
| Living with relatives | 2 |

Type of housing needed:

| Type of housing | Frequency |
|-----------------|-----------|
| Flat | 1 |
| Flat/house | 1 |

Tenure best suited:

| Tenure | Frequency |
|------------|-----------|
| Renting HA | 2 |

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

| No of bedrooms | Frequency |
|----------------|-----------|
| 1 | 1 |
| 2 | 1 |

Income: The respondents did not answer the question because they are young people not currently earning and wanting accommodation in 5 years' time.

Amount able to raise towards purchase of property: There were no responses to this question

Amount available towards a deposit: There were no responses to this question

Particular or specialised housing requirements: None

Registered on Canterbury Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 2 |

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

Families - there was 1 family

Age

| | Adult Age | Adult Age | Child Age | Child Age | Child Age |
|-----------------|-----------|-----------|-----------|-----------|-----------|
| Family 1 | 25-44 | | 0-9 M | | |

Reason for seeking new home:

| Reason | Frequency |
|----------------------------|-----------|
| Present home too expensive | 1 |
| First independent home | 1 |

Current housing:

| Current Housing | Frequency |
|-------------------|-----------|
| Renting privately | 1 |

Type of housing needed:

| Type of housing | Frequency |
|-----------------|-----------|
| House | 1 |

Tenure best suited:

| Tenure | Frequency |
|-----------------------------|-----------|
| Shared ownership/Renting HA | 1 |

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

| No of bedrooms | Frequency |
|----------------|-----------|
| 2 | 1 |

Household's joint gross annual income:

| Income | Frequency |
|-------------------|-----------|
| £25,000 - £30,000 | 1 |

Amount able to raise towards purchase of property: There was no response to this question

Amount available towards a deposit: The following answers were given -

- Maximum £2000

Particular or specialised housing requirements: None

Registered on Canterbury Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 1 |

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

| Income | Number of respondents | Renting HA | Shared Ownership | Open market purchase | Private rent |
|-------------------|-----------------------|------------|------------------|----------------------|--------------|
| £25,000 - £30,000 | 1 | 1 | 0 | 0 | 0 |

7.2 Assessment of the need for housing for older households

This section assesses the needs of older people for all tenures; open market and affordable housing

Ten respondents said they were an older person/household wanting to downsize/move to more suitable housing for their needs. They wanted to move in the following timescales:

- 4 x now
- 2 x next 2 years
- 4 x next 5 years

Assessment of the 4 households that need alternative housing now:

The 4 households that need alternative housing now are:

- 3 x single people
- 1 x couple

Single people – there were 3 single people

| Age | Frequency |
|------------|------------------|
| 45-59 | 1 |
| 60-74 | 1 |
| 75+ | 1 |

Reason for seeking new home:

| Reason | Frequency |
|---------------------------------------|------------------|
| Need smaller home | 1 |
| Disability/disabled | 2 |
| To be nearer family | 1 |
| Present home too expensive | 2 |
| To move to a better/safer environment | 1 |
| Sheltered accom. due to age/infirmity | 2 |
| Access problems | 1 |
| Other (Pet/dog friendly) | 1 |
| Cannot afford existing mortgage | 1 |

Current housing:

| Current Housing | Frequency |
|------------------------|------------------|
| Owner occupier | 2 |
| Renting privately | 1 |

Type of housing needed:

| Type of housing | Frequency |
|--|-----------|
| Bungalow | 2 |
| Flat/bungalow/accommodation suitable for older persons without support | 1 |

Tenure best suited:

| Tenure | Frequency |
|----------------------|-----------|
| Open market purchase | 2 |
| Renting HA | 1 |

Number of bedrooms required:

| No of bedrooms | Frequency |
|----------------|-----------|
| 1 | 3 |

Income:

| Income | Frequency |
|-----------------|-----------|
| Under £10,000 | 2 |
| £10,000-£15,000 | 1 |

Amount able to raise towards purchase of property: The following answers were given -

- Nil
- £200,000
- £300,000

Amount available towards a deposit: The following answers were given -

- Nil
- £10,000
- £300,000

Particular or specialised housing requirements: The following answers were given -

- Have arthritis, insipient Parkinson's and am on haemodialysis
- Need – wet room and shower, wheelchair access, ramps and handrails. Allow dogs, car parking, small garden

Registered on Canterbury City Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 3 |

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

Couples - there was 1 couple. The table below shows the ages of both members of the household

| Age | Frequency |
|-------|-----------|
| 45-59 | 2 |

Reason for seeking new home:

| Reason | Frequency |
|-------------------------------|-----------|
| Disability/disabled | 1 |
| Present home too expensive | 1 |
| Current home affecting health | 1 |

Current housing:

| Current Housing | Frequency |
|-------------------|-----------|
| Renting privately | 1 |

Type of housing needed:

| Type of housing | Frequency |
|-----------------|-----------|
| Bungalow | 1 |

Tenure best suited:

| Tenure | Frequency |
|-----------------|-----------|
| Renting from HA | 1 |

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

| No of bedrooms | Frequency |
|----------------|-----------|
| 1 | 1 |

Income:

| Income | Frequency |
|-----------------|-----------|
| £20,000-£25,000 | 1 |

Amount able to raise towards purchase of property: The following answer was given -

- None

Amount available towards a deposit: The following answer was given -

- None

Particular or specialised housing requirements: The following answer was given -

- I need one with no stairs and downstairs toilet

Registered on Canterbury City Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 1 |

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

Assessment of the 2 households that need alternative housing within the next 2 years:**The 2 households in need of alternative housing within the next 2 years are:**

- 2 x single people

Single people - there were 2 single people

| Age | Frequency |
|-------|-----------|
| 60-74 | 2 |

Reason for seeking new home:

| Reason | Frequency |
|----------------------------|-----------|
| Need smaller home | 1 |
| Present home too expensive | 2 |

Current housing:

| Current Housing | Frequency |
|-------------------|-----------|
| Renting HA | 1 |
| Renting privately | 1 |

Type of housing needed:

| Type of housing | Frequency |
|-----------------|-----------|
| Flat | 1 |
| Bungalow | 1 |

Tenure best suited:

| Tenure | Frequency |
|------------|-----------|
| Renting HA | 2 |

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

| No of bedrooms | Frequency |
|----------------|-----------|
| 1 | 1 |
| 2 | 1 |

Income: There were no responses to this question.

Amount able to raise towards purchase of property: There were no responses to this question.

Amount available towards a deposit: There were no responses to this question.

Particular or specialised housing requirements: None stated

Registered on Canterbury District Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 2 |

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

Assessment of the 4 households that need alternative housing within the next 5 years:

The 4 households in need of alternative housing within the next 5 years are:

- 2 x single people
- 2 x couple

Single people - there were 2 single people

| Age | Frequency |
|-------|-----------|
| 60-74 | 1 |
| 75+ | 1 |

Reason for seeking new home:

| Reason | Frequency |
|---------------------------------------|-----------|
| To move to a better/safer environment | 1 |
| Need smaller home | 1 |

Current housing:

| Current Housing | Frequency |
|-------------------|-----------|
| Owner occupier | 1 |
| Rent from council | 1 |

Type of housing needed:

| Type of housing | Frequency |
|--|-----------|
| Bungalow | 1 |
| Accommodation suitable for older persons without support | 1 |

Tenure best suited:

| Tenure | Frequency |
|----------------|-----------|
| Renting HA | 1 |
| Owner occupier | 1 |

Number of bedrooms required:

| No of bedrooms | Frequency |
|----------------|-----------|
| 1 | 1 |
| 2 | 1 |

Income:

| Income | Frequency |
|-------------------|-----------|
| £10,000 - £15,000 | 2 |

Amount able to raise towards purchase of property: There were no responses to this question.

Amount available towards a deposit: The following response was given -

- I would be able to fund a smaller property with courtyard garden if I sold my current house

Particular or specialised housing requirements: The following response was given -

- I have no special needs at present and obviously no need to move at present. I would like to stay in Bridge. I anticipate I may find it difficult to maintain my present house in particular the garden which I already pay for. A few purpose-built small properties would certainly fill a gap in the housing in Bridge when you are considering planning permission.

Registered on Canterbury City Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 1 |
| Yes | 1 |

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

Couples - there were 2 couples. The table below shows the ages of both members of the household

| Age | Frequency |
|-------|-----------|
| 60-74 | 2 |
| 75+ | 2 |

Reason for seeking new home:

| Reason | Frequency |
|---------------------------------------|-----------|
| Need smaller home | 1 |
| Retirement | 1 |
| To move to a better/safer environment | 1 |
| Sheltered accom. due to age/infirmity | 1 |
| Other (Need off-road parking) | 1 |

Current housing:

| Current Housing | Frequency |
|-----------------|-----------|
| Owner occupier | 2 |

Type of housing needed:

| Type of housing | Frequency |
|---|-----------|
| Bungalow | 1 |
| Extra care/Accommodation suitable for older persons without support | 1 |

Tenure best suited:

| Tenure | Frequency |
|----------------|-----------|
| Owner occupier | 2 |

Number of bedrooms required:

| No of bedrooms | Frequency |
|----------------|-----------|
| 2 | 2 |

Income:

| Income | Frequency |
|-------------------|-----------|
| £20,000 - £25,000 | 2 |

Amount able to raise towards purchase of property: The following responses were given -

- Current sales of housing in our road are circa £500,000
- £300,000

Amount available towards a deposit: The following responses were given -

- That would depend on present house sale (circa £500,000)
- Total cost

Particular or specialised housing requirements: The following response was given -

- Fortunately at present, no particular need but given the age difference between us, it could mean either one, or the elder, will be in need of a special need in the foreseeable future of the coming 5 years.

Registered on Canterbury City Council's Housing Register:

| Housing Register | Frequency |
|-------------------------|------------------|
| No | 2 |

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

8. SUMMARY OF FINDINGS

The summary is divided into two sections; summary of the need for affordable housing (excluding older people) and summary of the needs of older households of all tenures.

8.1 Summary of the need for Affordable Housing (excluding older households)

The survey has found a need for 6 affordable homes for local people; they are 3 single people, 2 couples and 1 family. 2 of the households need housing now, 1 in the next 2 years and 3 in the next 5 years.

The 6 respondents in need of affordable housing indicated strong local connections to Bridge; 5 currently live in the parish and 1 lives outside but wants to return.

3 respondents are currently renting privately, 2 are living with relatives and 1 is a tied tenant.

In total, the 6 households said they require the following number of bedrooms: 3 x 1 bed and 3 x 2 beds. Actual size of property that respondents are eligible for in terms of rented housing will depend upon the council's allocation policy. See below.

2 respondents indicated an interest in shared ownership but did not indicate sufficient finances to afford that tenure.

Taking into account the council's allocation policy, the mix of accommodation that respondents would be eligible for is:

Rented from a Housing Association:

- 5 x 1 bed
- 1 x 2 bed

8.2 Summary of the need for alternative housing for older households

The survey has found a need for alternative housing for 10 older households; 7 single people and 3 couples. 4 households need alternative housing now, 2 in the next 2 years and 4 in the next 5 years. All 10 households currently live in Bridge.

5 of the households are owner occupiers without a mortgage, 3 rent privately, 1 is a housing association tenant and 1 is a council tenant.

The most frequently given reasons for needing a new home was present home too expensive followed by needing a smaller home and disability/disabled. Other reasons include needing sheltered accommodation due to age/infirmity, to move to a better/safer environment, access problems, current home affecting health and cannot afford existing mortgage.

The older households require the following tenure, type and size of property:

Rented from a Housing Association

- 1 x 1 bed flat
- 1 x 1 bed bungalow/extra care
- 2 x 1 bed bungalow
- 1 x 2 bed bungalow

It should be noted that in terms of the size of property an older person/couple needing affordable housing is eligible for, may only be 1 bedroom.

Open market purchase

- 1 x 1 bed bungalow
- 1 x 1 bed flat/bungalow/accommodation suitable for older persons without support
- 1 x 2 bed accommodation for older persons without support
- 1 x 2 bed bungalow
- 1 x 2 bed extra care/accommodation for older persons without support

9. APPENDIX B1

Question 9. Please use this space if you wish to explain your answer to Q8.

On condition that the application was entirely transparent and monitored by trustworthy panel i.e. not the council 'elders'

Question is what do you mean by affordable? What is needed in rented social housing

The City Council is building 4,000 houses on farmland. There is no need to destroy even more. Additionally housing was built for this purpose on Brickfields

Because there is a need

Nothing should be built in a rural exception site. Bridge should not be expanding

The previous development was very successful but there is a need for more

This has been a longstanding need and with the rapid increase in value of property in Bridge there is an insurmountable gap between housing need and affordability. Some kind of housing association is required

We would support a limited development 8-10 homes, where houses are either rented or part sold to tenants, because there would be more control over them and standards of care maintained

We would really appreciate an affordable house. My partner works 7 days a week as I am registered disabled and unable to work due to this. So we are struggling financially

Provided the scheme will provide a selection of different needs, rent and ownership, and to house range of age groups and disabled and pets allowed

I personally don't feel housing is needed in Bridge at all. Please see separate sheet

I would love to stay here and this would be ideal for us in our situation

It all depends on what is considered to be affordable, as any figure that is fixed as affordable will still be unaffordable to others

Only if parking is adequate for households in new housing

I would prefer to keep Bridge a unique small village, keep down crime, pollution and traffic and keep the green land

It is very difficult for people to get onto the housing ladder

Youngsters cannot get on the housing ladder at present prices and some older folk find rents very high

Depends on your meaning of the word 'support' in Q8, e.g. financial or otherwise

Only if the persons had a genuine personal connection with residents or business in the village

We feel there is no need for extra housing in Bridge when there are already plans to build 4 thousand homes of various designs to suit the needs of all local residents with 1.5 miles from Bridge. Thank you

With the development of Mountfield Park just two fields away to the north of the village, hundreds of affordable homes will be within walking distance of the village

As long as these people were correctly vetted and were not alcoholics who intimidate the local community

There is no need for any further housing in Bridge. If Canterbury City Council are building more houses up to Bridge's boundary, will be a few yards walk to further housing. NIMBY

We would support a small 8-10 development as long as it was on the outskirts, a good site would be next to the health centre on the Patricbourne Road

Provided they were offered to people with a genuine need, not because they know someone with influence on the allocating committee

Last development!

A development like Brickfield - well designed and attractive looking would add to the quality of the area

A development like Brickfield is well done and attractive to the area

Bridge people only (only that was born in Bridge). Only for people from and born in Bridge so no to a (not connection)! As to Brickfield site drug wars and alcoholics. Who put these people in Brickfield (should be sacked). (Why was these bad people put in Brickfield site) No to housing we could get just about anybody so no.

Depending on what part of the village to be allocated for this

We need more social housing

This is a beautiful and much needed green space that would be ruined by any more building

I am sure that this parish cannot decide that it will not grow, that its population will not increase, so we must plan for a gentle increase over the next 20 years

I believe it is important for local villagers to be able to stay in the village when they leave their family home and pursue purchasing their own home

My answer to Q8 would depend on the site eventually chosen. Church Meadow, for example? No! No! Farmland beyond Mill Terrace? No! No!

To build where there are already the affordable houses

Not because we don't need affordable housing but it will take more green belt land and we have lost so much of that already

The building of Brickfield Close was immediately followed by a suggestion that 40 houses be built in the adjoining field. We are not confident that further approval for a small build would not open the flood gates again

1. Young families need a place of their own space 2. Older people may wish to down size

What is meant by 'support'?

No space - crowded already

I am concerned that the existing S106 agreement covering the present affordable housing scheme is not being implemented. Canterbury City Council and the Southern Housing Group do not seem to be aware of its provisions and have not advertised vacancies widely within the parish. We would need very strong assurances that house swaps and allocations fulfil the local connection criteria in future

Bridge is having increased pressure on its roads already. Local amenities do not support increased population

I would stress the words Small, Proven Need and Genuine Local Connections in the above

The village is very short of affordable housing and quality small houses

I would support additional housing. However as a pensioner living in social housing and wanting to remain independent caution should be given to protect those that may feel vulnerable to change

There are far too many large unaffordable houses in Bridge. The Canterbury City Council is also too fond of allowing huge unnecessary extensions to small affordable family homes

Important to maintain a good housing mix in the village and in the last 30 years there has been a predominance of market housing

The 'yes' is in principle - but the eternal question is how long do the first people/family stay in those 8 -10 homes? If there's no limit then after a few years (or even one year) there will be demands for 8 -10 more houses, and so on, and on

One small development would be good. Please keep Bridge a village

Young people are needed to keep the village alive

To allow young people who grew up in Bridge

There are many local people who cannot find or afford accommodation in this area

Only on condition that the homes blend well with current property within this parish, and are in keeping with those in areas of outstanding natural beauty which forms part of the parish

There is an obvious need for a small development in this village of all types of housing

Bridge as a village provides a wide range of house values from a few £000,000 and over £1 M. Any initiative for cheaper homes is unnecessary

The current proposals to expand Canterbury to the south come very close to Bridge; cannot this provide affordable housing for Bridge parishioners?

The houses are needed to help keep young people in the village

All communities must find space for homes for all homeless

It would depend on where the site was. We would support it if it was near to the health centre

Housing in the village is required - both affordable and market rate. There is defined space for expanding

The small development already created has been a success and I see no reason not to create another similar development for local people

I served on the council when we finally succeeded in getting the first batch of affordable housing completed after six years of trying

We all have to move on to different locations in life, there is no divine right to live where you were born. Last time a similar questionnaire came round we were told just 8 affordable homes would be built and now more are being suggested

Wonderful idea

There is a great need for affordable housing in Canterbury

More housing is needed throughout the country so we cannot be parochial and say no to development

I think it important that families can remain close if they wish and property in Bridge is expensive and difficult to acquire

I have 5 other children who like to live in Bridge but can't afford to and my mother and sister both live in Bridge with their families

As I have always lived in and around the south coast area I am a country girl and will never change. I do not like to see the countryside covered in concrete and roadways. Leave the villages alone and get back to the nature of the beauty of them

Bridge is big enough. No parking, too many cars

Nobody has a right to live anywhere - allow the free market to dictate through natural fluctuation of prices. I am however very keen for additional housing for the village but I do not believe this should be social housing (unless a small % of them was for social occupation)

Bridge needs modern affordable social housing to continue with the balanced community, particularly if it wants to maintain the cross section of inhabitants it has at present, for starters in home ownership

I would approve/disapprove if I knew where the development was to be. I fear for Mill Lane and fields. Nimbyism? Partly, but there is such wildlife and such beauty and it would be so easy to ruin all by destroying part

Extra housing for local people is required but must be low density and in keeping with village status

We must provide for the next generation and the housing shortage is chronic

Housing in the village is expensive - if the younger generation wish to purchase/live in the village they can't afford to!
Also as people like ourselves get older we would not be able to afford to downsize - prices too high.

There are to my knowledge a number of pockets of land including that already owned by the council (for many years!) which could be built on for this purpose

Because I believe that we must encourage the young people to stay in the village because if not the village school will in time be filled with children from outside as none will come from the village

Yes if carefully sited

I am in accord for more affordable housing in Bridge and also for people in larger houses opting to downsize

For a village to survive it must grow a little. We need more young people in the village and this is a way of encouraging that

People on low income are especially dependent on family support networks, and I would approve of the village making it possible for local residents in this category to be able to afford to live close by family

Because the proposed amount of homes is way over average!

There is a lack of suitable accommodation for single people 50+ with medical/disabled needs

I feel that Bridge has enough housing. Build any more and it will lose its countryside feel and village aspect

Both my sons moved from the village as no affordable house available. Both live within 4 miles of Bridge and are buying homes there. Their children go to Bridge School. It would be good if they could move back to their roots where they were born

But not on green field sites

To help others who need housing + daughter would like to come back to Bridge if possible in renting property

I hate seeing all our lovely green areas covered by concrete, affecting insufficient drainage, no longer able to call ourselves a village

Both sons can't afford to live in Bridge as there are not enough affordable homes with 2 or more bedrooms

As a village Bridge has mixed community with different needs, including housing for those who cannot afford to buy but work locally and have local connections, and family to support and be supported by

To help local people live where they were born or have lived most of their lives

To supply affordable housing as a small proportion of properties within a new housing development, even if the ratio were 50/50 is too high a price for east Kent/Canterbury to pay, given the inadequacies of infrastructure; roads, hospitals, schools, water and sewerage services are not sufficient.

We have benefited from rise in property prices in this area to the loss of other people not being able to afford to live here any more. Feel strongly that more needs to be done to help people (younger in particular) stay in their community.

Traffic is already bad in Bridge. The countryside around the village is beautiful and should not be touched. Canterbury is already expanding - there is no need to add houses to Bridge.

There can be no proven need for new houses in the parish with thousands of new homes about to be built locally just outside the parish. This area is in an AONB and should be protected from development.

We all benefit from a socially diverse community.

I am a private landlord. I rent mainly to HB tenants. I try to select suitable tenants but find it increasingly difficult to do that as most HB tenants are unreliable. This is especially true of housing association tenants.

I am a single mother, brought up in Bridge and came back here with my daughter five years ago. There is no way I can afford a deposit for a house in Bridge and pay high rent to be close to my family for support.

Although only recently moved to the parish, I have little faith in affordable housing schemes. Those who promote them and their relationship with developers of such schemes. I moved to Bridge because it's a great place to live and this is the thin edge of the wedge that could change or dilute the very soul of the community.

Think there has been too much development already.

But only if the affordable housing remains affordable to maintain this facility. The houses sold via assisted purchase schemes will simply rise in value to that of the area so we must maintain the affordability by low rent schemes rather than selling them.

10. APPENDIX B2.

Question 22. Please tell us in your own words why you need to move and what prevents you doing so.

Currently in sixth form and living with parents but would like my first independent home within the next five years

Next 5 years age and infirmity will mean living and keeping a family sized home and large garden will become beyond us both. It would be good for more developments like Mansfield Court to be built, for those couples to release family housing in the village, and yet to be able to stay in Bridge, with all its amenities and cohesive company we love

I need a bungalow or ground floor property with wheelchair access with wet room and shower. Also parking and small garden. There is a lack of 1 bedroom bungalows with my requirements to rent and properties are unaffordable and not dog friendly

I am renting in Canterbury from September. After 1 year I will need accommodation but may not stay in the area

Me and my wife have bad credit so can't private rent anywhere else

I only have government pension, am using savings at present to pay for all

Am actually moving to an 1 bed bungalow next door to my daughter who will be able to provide more care as I become more disabled, and new home will be future proofed with wet room/wide doors/ramp to front door. But have to move out of Bridge to achieve this

I am living in a secure tenancy and feel because this property is ideal for a large family. However I would not be prepared to move if a future tenancy was not to my liking

1. Availability of appropriate property for sale i.e. bungalow 2. Parking - need off road parking desperately

I wish to move to sheltered accommodation. There is none available in Bridge

I live in a council owned flat on the ground floor. The noise from the above flat is intrusive but not intentional. The accommodation is old, kitchen and bathroom are tiny. I worry if I fall behind the door there is no exit other than the front door. I would be happy to downsize and have better living space to be independent

I do not want to move, but it may be that I have no choice. Also we have several pets which makes it difficult to move as not many landlords allow pets - we have 3 dogs, 3 cats and several ferrets!

I am priced out of the current market in Bridge. I would ideally prefer a scheme whereby I didn't have to put up such a big deposit in order to own my own home.

We currently have a 2 bedroom (with study) but have 3 young children and would like to move to a 4 bed. It is difficult to find a 4 bed in the village within budget.

BRIDGE PARISH COUNCIL

Housing Needs Survey

June 2017

Dear Householder,

As you may know, an advisory committee of Bridge Parish Council is developing a Neighbourhood Plan for the area served by Bridge Parish Council. A very important element of the plan will be the allocation (or otherwise) of future site(s) for housing development. The plan must be based on perceived needs, as expressed by the local community. The last such survey was conducted 12 years ago and the committee has decided that the information gathered then (which contributed to the development at Brickfield Close) needs to be updated.

Owing to the high cost of housing in this area, the Parish Council is considering whether there might be a need for additional affordable housing in Bridge Parish so that residents who cannot afford to buy or rent locally will not be forced to move away. This type of affordable housing is also known as local needs housing; they are homes that can be rented or part bought (shared ownership) from a Housing Association. The reason for providing local needs housing is to help local people of all ages who would like to stay or return to their parish and contribute to the village services that still exist. See Q24 for further information on shared ownership.

We also want to know if there are older people in the parish who would like to downsize/move to more suitable housing for their needs but stay in the village. This includes people who own their current property or rent privately or through Canterbury City Council or a housing association.

We are sending out this Housing Needs Survey to assess the demand and gauge the level of support a small scheme might have in our community. We are doing so with the approval of Canterbury City Council, whose housing officers have approved this questionnaire. Tessa O'Sullivan, the Rural Housing Enabler from Action with Communities in Rural Kent is assisting us to carry out this survey. **The survey will be analysed by the Rural Housing Enabler, with all information given being kept confidential.** She will then give a summary report to the Parish Council.

Depending on the outcome of this survey, we may try to find a suitable site within the parish of Bridge.

The most likely type of site would be what is known as a 'Rural Exception Site', within or on the edge of the village whereby:

- All homes on the site are owned by a Housing Association
- Houses are either rented or part-sold (shared ownership) to tenants
- Only households with a genuine local connection are eligible to be tenants/part owners

Once a site is found a village consultation event will be held so that residents of the parish can view and discuss the proposals and put their views forward.

This is a very important issue, so please take time to fill in this survey. We want to know your views.

Please return this form using the FREEPOST envelope provided by 14th July 2017.

If any further information or additional questionnaires are required please contact the Rural Housing Enabler on 01303 813790 or email tessa.osullivan@ruralkent.org.uk

Yours sincerely,
Alan Atkinson, Chairman Bridge Parish Council



HOUSING NEEDS IN THE PARISH OF BRIDGE

Please complete this survey on behalf of your household.

SECTION 1

Q1. What type of housing do you live in?

- Council property Private rented Tied tenancy Housing Association rented
 Living with relatives Housing Association shared ownership Owner occupier (with or without mortgage)
 Other _____

Q2. Please enter the following information -

Number of bedrooms in your home Number of people that currently live in the property

Q3. How long have you lived in the parish?

- Less than 1 year 1-5 years 6-10 years 11-15 years 16-25 years 26+ years

**Q4. Have any members of your family/household left the parish in the last 5 years?
If you answer is No, please go directly to Q8**

- Yes No

Q5. If you answered yes to Q4, please state what relationship they have to you.

- Child Parent Other relative Other please specify _____

Q6. Please indicate the reason why they left

- Lack of affordable housing To attend university/college Employment
 Other _____

Q7. Would they return if more affordable accommodation could be provided?

- Yes No

If they would like to return they are welcome to complete a survey and can request a form by contacting the Rural Housing Enabler on 01303 813790 or email tessa.osullivan@ruralkent.org.uk

Q8. Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection to the parish? (Average size of local needs housing schemes are 8 - 10 homes)

- Yes No

Q9. Please use this space if you wish to explain your answer to Question 8.

Q10. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

- No Yes, now Yes, next 2 years Yes, next 5 years

IF YOU ANSWERED YES PLEASE CONTINUE WITH SECTION 2. IF YOUR ANSWER WAS NO, PLEASE NOW RETURN THIS SURVEY IN THE FREEPOST ENVELOPE PROVIDED

SECTION 2

HOUSING NEEDS

If you or anyone else living in your home is in need of alternative housing, please continue with the questionnaire. Please complete one form per household in housing need. If you need another form please contact the Rural Housing Enabler on 01303 813790 or email tessa.osullivan@ruralkent.org.uk

Q11. Are you completing this form for yourself or someone else?

Self Someone else

Q12. If you are completing this for someone else please state their relationship to you and where they currently live eg. with parents, private renting etc.

Please continue to complete this form by answering the questions in respect of the person/household in need of alternative accommodation.

Q13. Please provide the name of address of the head of the household in housing need. Your details will remain confidential to the Rural Housing Enabler at Action with Communities in Rural Kent. We may use this information to contact you again if we need to update the findings of this survey in the future.

Name: _____

Address: _____

Postcode: _____

Email Address: _____

Q14. If you live outside the parish of Bridge do you wish to return? Yes No

Q15. If you live in the parish of Bridge do you wish to stay there? Yes No

Q16. What is your connection with the parish of Bridge? Please tick all that apply

- I currently live in the parish and have done so continuously for the last 5 years or more
- I currently live in the parish and have done so continuously for the last 10 years or previously lived in the parish for at least 10 years
- I have immediate* family which has lived continuously in the parish for at least 5 years and is still living there
- I have immediate* family which has lived continuously in the parish for at least 10 years and is still living there
- I am in permanent part-time** or full time employment in the parish
- I need to move to the parish to give or receive support to or from an immediate* family member
- I provide an important service in the parish. Please specify

*Immediate = mother, father, children or brother/sister

**Part time = a minimum of 10 hours per week

Q17. What type of household will you be in alternative accommodation?

Single person Couple Family Other _____

Q18. How many people in each age group need alternative accommodation?

MALE

0-9 10-15 16-19 20-24 25-44 45-59 60-74 75+

FEMALE

0-9 10-15 16-19 20-24 25-44 45-59 60-74 75+

Q19. Why are you seeking a new home (please tick all that apply)

- | | | | |
|--|---|--|-------------------------------------|
| <input type="checkbox"/> Present home in need of major repair | <input type="checkbox"/> To be nearer family | <input type="checkbox"/> To be nearer work | <input type="checkbox"/> Retirement |
| <input type="checkbox"/> Present home too expensive | <input type="checkbox"/> Need smaller home | <input type="checkbox"/> Divorce/separation | <input type="checkbox"/> New job |
| <input type="checkbox"/> Current home affecting health | <input type="checkbox"/> Private tenancy ending | <input type="checkbox"/> First independent home | <input type="checkbox"/> Lodging |
| <input type="checkbox"/> Setting up home with partner | <input type="checkbox"/> Need larger home | <input type="checkbox"/> Difficulty maintaining home | |
| <input type="checkbox"/> Sheltered accom due to age/infirmity | <input type="checkbox"/> Disability/disabled | <input type="checkbox"/> Cannot afford existing mortgage | |
| <input type="checkbox"/> To move to a better/safer environment | <input type="checkbox"/> Access problems | <input type="checkbox"/> Other _____ | |

Q20. What is your current housing situation?

- Owner occupier with/without mortgage Living with relatives Renting from Council Shared ownership
- Renting from Housing Association Tied tenancy Renting privately Other _____

Q21. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?

Yes No

Q22. Please tell us in your own words why you need to move and what prevents you from doing so.

Q23. What type of housing do you need? Please tick any that apply.

- Flat House Bungalow Extra Care housing (suitable for elderly people with range of support options)
- Accommodation suitable for older persons without support
- Other _____

Q24. Which tenure would best suit your housing need?

- Renting - Housing Association/Council Shared ownership - Housing Association Owner occupier
- Other _____

See overleaf for eligibility criteria for shared ownership

To be eligible for shared ownership, you must have a household income of less than £80,000 per annum and not currently own a property. You must also have a high enough income to afford shared ownership and money for at least a 10% deposit on the share that you buy. See www.helptobuyse.org.uk for further information

Q25. How many bedrooms will you need?

- 1 2 3 4 5+

Q26. Please indicate the total **gross annual income** (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.

- | | |
|--|--|
| <input type="checkbox"/> Under £10,000 | <input type="checkbox"/> £30,000 - £35,000 |
| <input type="checkbox"/> £10,000 - £15,000 | <input type="checkbox"/> £35,000 - £40,000 |
| <input type="checkbox"/> £15,000 - £20,000 | <input type="checkbox"/> £40,000 - £50,000 |
| <input type="checkbox"/> £20,000 - £25,000 | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £25,000 - £30,000 | <input type="checkbox"/> More than £60,000 |

Q27. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage?

Q28. How much money would you be able to raise as a deposit towards buying your own home?

Q29. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).

Q30. Are you registered on Canterbury City Council's housing register? Yes No

Contact details for extra forms or information are:

Tessa O'Sullivan, Rural Housing Enabler, Action with Communities in Rural Kent
01303 813790 tessa.osullivan@ruralkent.org.uk

Information on this form will be used to provide a summary level of housing need in Bridge. Personal information will remain confidential to Action with Communities in Rural Kent

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 14th JULY 2017